

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Homberg Avenue, 170' E of the c/l
Marlyn Avenue
(902 Homberg Avenue)
15th Election District
7th Councilmanic District

Thomas W. Bahner
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-400-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Thomas W. Bahner. The Petitioner seeks relief from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the required 6 feet for an attached carport. The subject property and relief sought are more particularly described on the site plan submitted with the Petition and marked into evidence as Petitioner's Exhibit 1.

This property is located within the Chesapeake Bay Critical Areas, not far from Deep Creek, and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). As of the date of this Order, DEPRM had not completed its review of this project. Therefore, the relief granted herein shall be conditioned upon Petitioner's compliance with any recommendations made by DEPRM upon completion of their review.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding

ORDER RECEIVED FOR FILING

Date 5/11/99

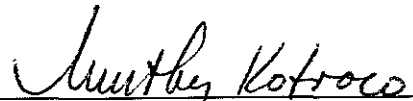
By [Signature]

community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of May, 1999 that the Petition for Administrative Variance Petitioner seeks relief from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the required 6 feet for an attached carport, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM).
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDERED: MAY 11 1999
FILED: MAY 11 1999
bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 11, 1999

Mr. Thomas W. Bahner
902 Homberg Avenue
Baltimore, Maryland 21221


RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Homberg Avenue, 170' E of the c/l Marlyn Avenue
(902 Homberg Avenue)
15th Election District – 7th Councilmanic District
Thomas W. Bahner – Owner/Developer
Case No. 99-400-A

Dear Mr. Bahner:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 902 HOMBERG AVE
which is presently zoned DB5-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B; BCCR TO PERMIT

A SIDEYARD SETBACK of 3ft. IN LIEU OF THE REQUIRED 6ft. FOR AN ATTACHED CARPORT (301.1; BCCR).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form. SEE ATTACHED SHEET

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

THOMAS W. BAHNER

Name - Type or Print

Signature

Name - Type or Print

Signature

902 HOMBERG AVE 410-687-5524

Address

Telephone No.

BALTIMORE, MD

21221

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JLW Date 4.8.99

Estimated Posting Date 4.18.99

CASE NO. 99-400A

287-911/198

Date

By

ORDER RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 902 HOMBERG AVE
Address
BALTIMORE MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED SHEET

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Thomas W. Bahr
Signature

THOMAS W. BAHNER
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

THOMAS W. BAHNER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3/26/99
Date

Rita Hurst Day
Notary Public

My Commission Expires NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 1, 2000

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

902 HOMBERG AVE
Address
BALTIMORE MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED SHEET

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Thomas W. Bannez

Signature

Signature

THOMAS W. BANNER

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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THOMAS W. BANNER

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AS WITNESS my hand and Notarial Seal

Date

3/26/99

Notary Public

Rita Hurst Day

My Commission Expires

RITA HURST DAY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 1, 2000



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 902 HOMBERG AVE
which is presently zoned DRS-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B.; BCZR, TO PERMIT
A SIDEYARD SETBACK OF 3ft. IN LIEU OF THE REQUIRED
6ft. FOR AN ATTACHED CARPORT (301.1, BCZR).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form. SEE ATTACHED SHEET

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

THOMAS W. BAHNER

Name - Type or Print

Signature

Name - Type or Print

Signature

902 HOMBERG AVE 410-687-5524

Address

Telephone No.

BALTIMORE, MD

21221

City

State

Zip Code

Representative to be Contacted:

SAAN

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-400A

Reviewed By JCM

Date 4-8-99

Estimated Posting Date 4-18-99

REV 9/15/98

MY PROPERTY IS UNIQUE, UNUSUAL AND DIFFERENT FROM SURROUNDING PROPERTIES IN THAT COX'S CITGO AND CAR WASH AT 601 S. MARLYN AVENUE IS DIRECTLY ADJACENT TO MY PROPERTY. ALTHOUGH MY NEIGHBORS SUFFER FROM THE NOISE POLLUTION FROM THE CAR WASH AND CUSTOMERS PLAYING LOUD RADIOS FROM THEIR CARS WHILE THEY ARE VACUUMING THEM AT COX'S VACUUM CLEANERS, MY KITCHEN AND LIVING ROOM ARE ONLY 25 FEET FROM THE VACUUM CLEANERS. THIS HAS CAUSED ME TO SUBMIT MANY COMPLAINTS TO THE BALTIMORE COUNTY POLICE DEPT. COX'S HAS BEEN CITED BY MD STATE INSPECTOR (NOISE COP), DAVE JARINKO, HOWEVER NO RELIEF FROM THE NOISE POLLUTION HAS RESULTED THUS FAR. BY BUILDING THE CARPORT, WITH ONE SOLID WALL, I HOPE THIS WILL GAIN SOME RELIEF FROM THE NOISE POLLUTION FROM COX'S ESTABLISHMENT.

WITHOUT THIS VARIANCE, THIS WILL CAUSE ME UNDUE HARDSHIP IN THAT WITHOUT THE PROPOSED ADDITION, THE SEVERE NOISE POLLUTION WILL CONTINUE. THIS DOES MAKE MY PROBLEM PECULIAR WITH THE OTHER SURROUNDING PROPERTIES OF WHICH MANY DO HAVE EXISTING CARPORTS. WHEN I PURCHASED THIS PROPERTY IN APRIL OF 98, I WAS NOT AWARE OF THE NOISE POLLUTION PROBLEM AND I MAY HAVE RECONSIDERED THE PURCHASE HAD I KNOWN. IF I EVER TRY TO SELL MY PROPERTY, I THINK THE VALUE WOULD BE DECREASED SIGNIFICANTLY.

THE PRACTICAL DIFFICULTY IN RESTRICTING MY BUILDING OF THIS CARPORT PUTS THE BURDEN ON ME TO TRY TO GET SOME RELIEF FROM THIS EXISTING NOISE PROBLEM. BY GRANTING THIS VARIANCE I WOULD NOT ONLY GET SOME RELIEF, BUT MY NEIGHBORS WOULD ALSO BENEFIT. THIS CARPORT WOULD NOT CHANGE SIGNIFICANTLY THE PUBLIC SAFETY, WELFARE AND THE APPEARANCE WOULD BE IN LINE WITH EXISTING PROPERTIES.

THE SIZE AND STRUCTURE WOULD NOT CAUSE ADDITIONAL DENSITY IN THAT IT IS AN OPEN CARPORT. THE CARPORT WOULD CONFORM TO ALL HEIGHT, AREA, PARKING AND SIGN REGULATIONS AND WOULD NOT CAUSE INJURY TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE OF THE COMMUNITY.

400

UNDER SECRETARY OF THE TREASURY
DATE 5/11/99
BY [signature]

Zoning Description

902 HOMBERG Ave.

ing ON THE NORTH SIDE OF HOMBERG
E, WHICH IS 60ft WIDE AT A
ANCE OF 107 ft. \pm E. FROM MARLYN AVE,
ICH IS 60ft. WIDE, BEING LOT NO. 2
N THE SUBDIVISION OF MARLYSHIRE,
PLAT BOOK 24, folio 117.

ELECTION DIST: 15 ; Council Dist: 7TH

400

99-400-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

400

No. 066456

DATE 4-8-99 ACCOUNT 2001-6150

AMOUNT \$ ~~400.00~~ 50.00

RECEIVED FROM: T. Bahner 902 Humberg Ave.

FOR: (010) Ad. UAR.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

PAID RECEIPT

PROCESS AUTO TIME

4/08/1999 4/08/1999 15:39:05

REG 0003 CASHIER PWS PER DROMER

MISCELLANEOUS CASH RECEIPT

Receipt # 081627

OR NO. 066456

Receipt Tot 50.00

.00 OK 50.00 OK

Baltimore County, Maryland

99-400-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-400-A
PETITIONER/DEVELOPER:
[Thomas Bahner]
DATE OF Closing
(May 3, 1999)

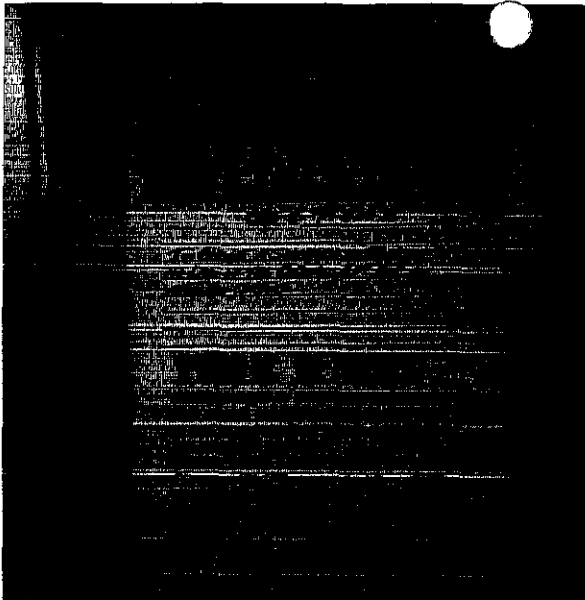
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign[s] required by law were posted conspicuously on the property located at
902 Homberg Ave. Baltimore, Maryland 21221_____

The sign[s] were posted on_____ 4-16-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 400 -A Address 902 HOMBERG Ave.
Contact Person: J. Messer Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4.8.99 Posting Date: 4.18.99 Closing Date: 5.3.99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 400 -A Address 902 HOMBERG Ave.
Petitioner's Name Thomas BAHNER Telephone (410) 687-5524
Posting Date: 4-18-99 Closing Date: 5-3-99
Wording for Sign: A VARIANCE
To Permit ~~A VARIANCE~~ A SIDEYARD SETBACK
of 3 ft. IN LIEU OF THE REQUIRED 6 ft. FOR AN
ATTACHED CARPORT.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 400
Petitioner: THOMAS W. BAHNER
Address or Location: 902 HOMBERG AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS W. BAHNER
Address: 902 HOMBERG AVE,
BALT. MD. 21221

Telephone Number: 410 - 687-5524

Revised 2/20/98 - SCJ

99.400.A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 4, 1999

Mr. Thomas W. Bahner
902 Homberg Avenue
Baltimore, MD 21224

RE: Case No.: 99-400-A
Petitioner: Bahner
Location: 902 Homberg Avenue

Dear Mr. Bahner:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 8, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 26, 1999

FROM: *File* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for April 26, 1999
 Item Nos. 394, 395, 396, 397, 398,
 (400) and 402

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC04269.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 4/26/99

FROM: R. Bruce Seeley, Project Manager ARS/99
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date:

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

394

395

396

397

398

400

402

98-467-SPHA

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 20, 1999

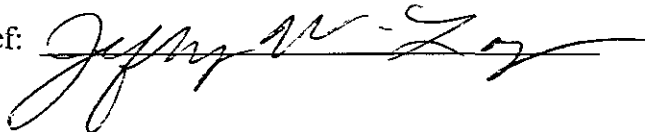
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 383, 386, 391, 395, 397, 400, 401 and 402

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in black ink, appearing to read 'Jeffrey Long', written over a horizontal line.

AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: May 13, 1999

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

SUBJECT: Zoning Item #99-400-A

902 Homberg Avenue

Zoning Advisory Committee Meeting of April 19, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
-



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

May 10, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1101F

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 19, 1998

Item No.: See Below

Zoning Agenda:

Comment:

Response to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

394, 395, 396, 397, 398, 400, 401 and 402

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal's Office PHONE 227-4981, X9-1101F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 4.20.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 400 JCM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at lgredlein@sha.state.md.us.

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Variance ☐ Special Hearing

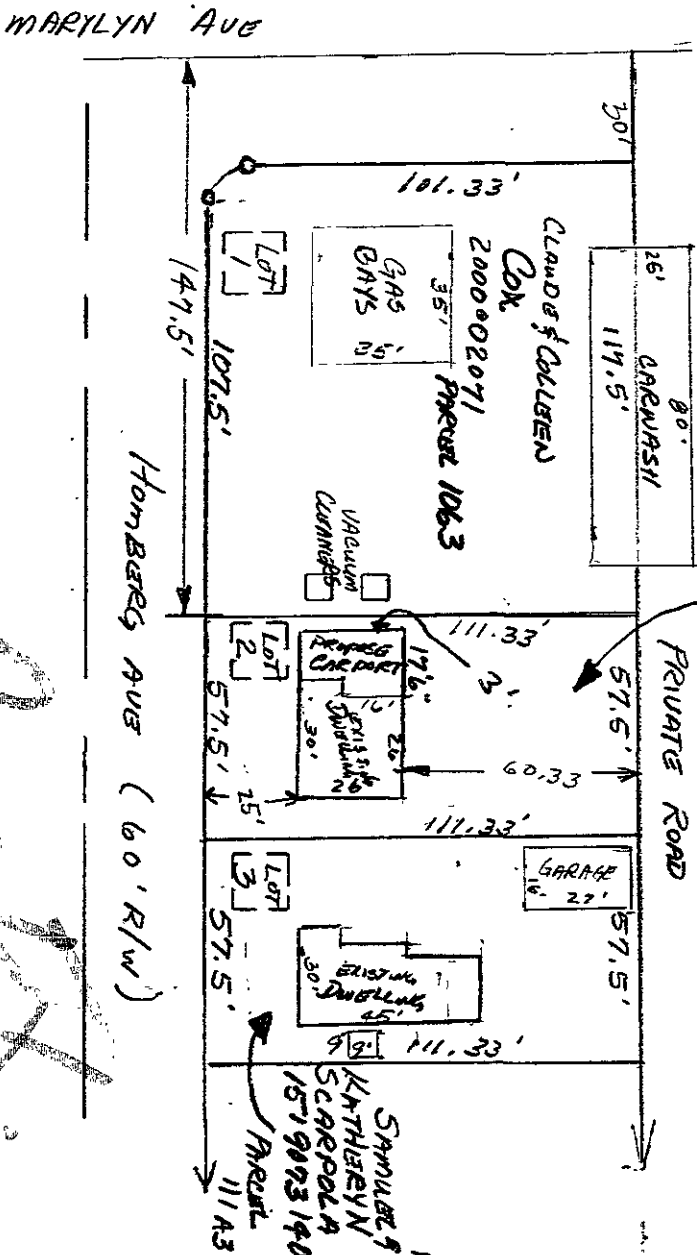
see pages 5 & 6 of the CHECKLIST for additional required information

MAKLYSHIRE

play book# 24, toll# 117, lot# 2, section# A

OWNER: Thomas W. BAYNE

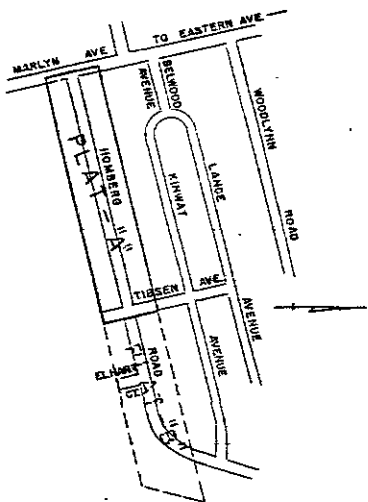
THOMAS BARNER
1518101835
PARCEL 111A2



North

North
date: 3/25/99
prepared by: TWB

Scale of Drawing: 1"= 50'



LOCATION INFORMATION

North

Vicinity Map
Scale: 1"=1000'

Election District: 5

Councilman's District: ~~10~~ 7

1"=200' scale map#: *NE 1-H*

Zoning: DR 5,5

Lot size: 0.14 6401.48

acreage square feet

public **private**

SEWER: ☒☒ WATER:

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

None

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
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ITEM #:

CASE#:

Jim 400

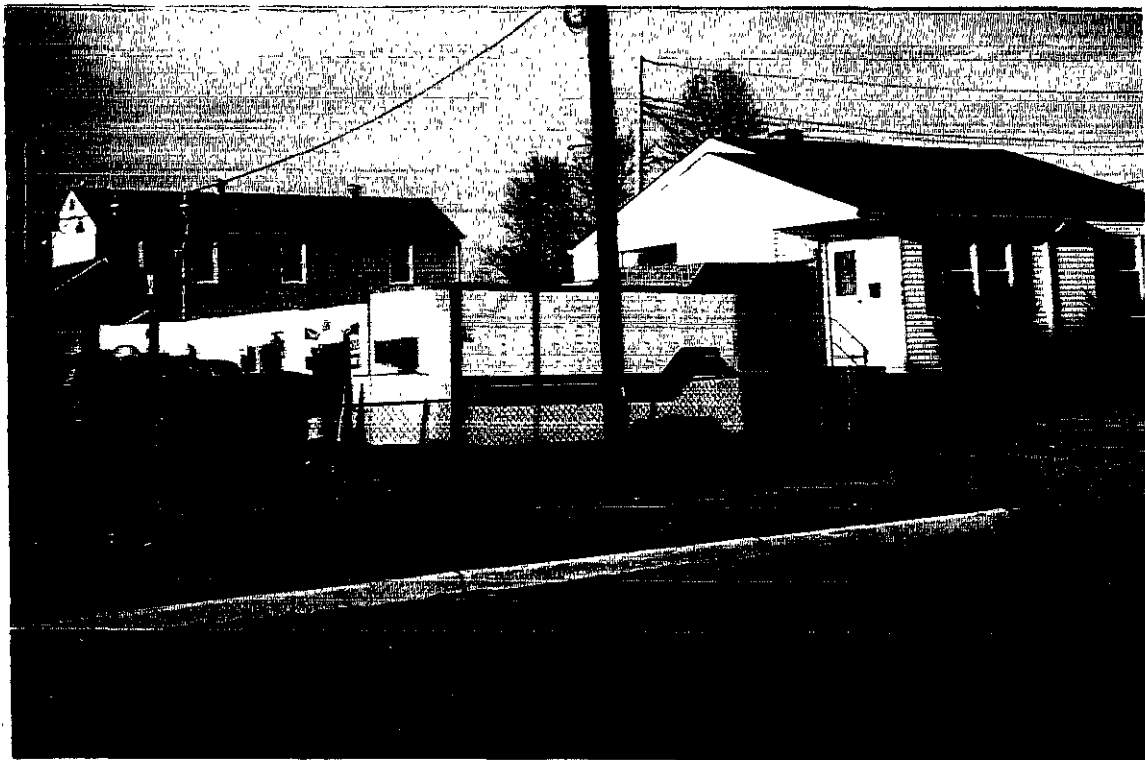
99-400-A

99-400-A

400

MARLYN AVENUE -- N 12° 34' 30" W -- 282.67' --





99-400-A



99,400-A

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE		LOCATION	
BY	DATE	1" = 200'			
1	1/1/54			ESSEX	
Topography compiled by photogrammetric methods		DATE OF PHOTOGRAPHY		SHEET	
ARRANGED BY AERIAL SURVEY CORP. LANSING, MICH.		1954		1-H	

007



1 - SW 1 - SE
E - NW E - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1966 CONGRESSIONAL ZONING MAP
ALPHABETICALLY
OCTOBER 8, 1966
BIM No. 129-96, 124-96, 123-96, 122-96, 121-96, 120-96

Kevin Kanevsky
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	1" = 200' ±
DATE OF PHOTOGRAPHY	JANUARY 1966
LOCATION	ESSEX
SHEET	N.E. 1-H